

PLANNING, FLOOD RISK STATEMENT

The Rise Pottery Road Whitehaven
Cumbria CA28 9BX

For SEL CONSTRUCTIONH LIMITED

DATE: 27th May 2026

Flood risk summary

Site description

The site straddles the boundary of floor zone 1 and flood zone 2.

The part of the site in flood zone 2 has already been developed at ground level.

The main change of use is at the area which backs onto Pottery Road and this is 90% outside the floor zone.

The surface water infrastructure (drains and sewers) are fully operational on site and will not be changed by the change of use application.

The site at present does not flood and does not create any risk of flooding to any other properties.

Taken from the Gov UK Flood risk site.

This information tells you the flood risk of the land around a building, not the building itself.

Flood risk

Surface water

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2040 and 2060

Very low

Low

Medium

High

Rivers and the sea

Yearly chance of flooding

Very low

Low

Medium

High

Yearly chance of flooding between 2036 and 2069

Very low

Low

Medium

High

Ground water

This location is outside of a groundwater flood alert area.

Reservoirs

There is no risk of flooring from reservoirs.



726105BF.pdf

Geoffrey Wallace Limited MCIAT.
11 St Bridgets Close Brigham Cumbria, CA13 0DJ.
mobile. 07816046756.
geoffreywallaceltd@gmail.com
Company no. 8362982

<http://homeandbuild.co.uk/listing/geoffrey-wallace-ltd>

<https://www.houzz.co.uk/pro/geoff-wallace43/geoffrey-wallace-limited>

http://geoff_wallace43.houzz.co.uk